

May 8, 1998

**OFFICE OF THE HEARING EXAMINER
KING COUNTY, WASHINGTON**

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REPORT AND DECISION ON APPLICATION FOR PRELIMINARY PLAT APPROVAL

SUBJECT: Department of Development and Environmental Services File No. **L97P0032**

NELSON GARDENS
Preliminary Plat Application

Location: On the south side of Northeast 195th Street,
230 feet west of 80th Avenue Northeast

Applicant: Chuck Crosby, Crosby Homes
2905 – 170th Street Southwest
Lynnwood, WA 98037

SUMMARY OF RECOMMENDATIONS:

Department's Preliminary:	Approve, subject to conditions
Department's Final:	Approve, subject to conditions (modified)
Examiner:	Approve, subject to conditions (modified)

EXAMINER PROCEEDINGS:

Hearing Opened: April 30, 1998
Hearing Closed: April 30, 1998

Participants at the public hearing and the exhibits offered and entered are listed in the attached minutes. A verbatim recording of the hearing is available in the office of the King County Hearing Examiner.

ISSUES ADDRESSED:

- | | | |
|--------------------------|---------------------|--------------------------|
| • Density (subdivision) | • Open space | • Sight distance |
| • Fees, road impact | • Recreation areas | • Surface water drainage |
| • Fees, other | • Road improvements | • Wetlands |
| • Intersection standards | • Sidewalks | • Buffers |

FINDINGS, CONCLUSIONS & DECISION: Having reviewed the record in this matter, the Examiner now makes and enters the following:

FINDINGS:

1. General Information.

Owner/Developer:	Chuck Crosby/Crosby Homes 2905 – 170 th Street SW, Lynwood, WA 98037
Engineer:	Robert Stevens, Dodds Engineers, Inc 4205 – 148 th Avenue NE #200, Bellevue, WA 98007
Location:	On the south side of NE 195 th Street, 230 feet west of 80 th Avenue NE
STR:	NW-SE-01-26-04
Zoning:	R8
Acreage:	5.36
Number of Lots:	23
Density:	4.3 dwelling units per acre
Typical Lot Size:	3,600 to 11,000 square feet
Proposed Use:	Detached single family residences
Sewage Disposal:	Northshore Water & Sewer District
Water Supply:	Northshore Water & Sewer District
Fire District:	No. 16
School District:	Northshore
Complete Application Date:	September 12, 1997
Revised Application Date:	December 8, 1997

2. Proposal. Crosby Homes (the “Applicant”) proposes to subdivide a 5.3 acre parcel into 23 detached single family residential building lots. Two single family houses already exist on the property. They will be retained on proposed lot nos. 4 and 22. The development density is 4.3 dwelling units per acre, with lot sizes ranging from 3,600 to 11,000 square feet. The preliminary plat drawing is attached to the Department of Development and Environmental Services (“DDES” or “the Department”) preliminary report to the Hearing Examiner, dated April 30, 1998, as “attachment 1.” It is also included in this hearing record as exhibit no. 2.

3. SEPA. An environmental impact statement is not required. On January 27, 1998 the Department issued a threshold determination of nonsignificance for the proposed development. That is, the Department published its determination that, based on its review of the environmental check-list and other pertinent environmental documents, the proposed development would not cause “probable significant adverse impacts on the environment.” No agency, tribe or person appealed that determination.

4. Department recommendation. The Department recommends granting preliminary plat approval to the proposed plat of Nelson Gardens, SUBJECT to the fourteen (14) recommended conditions of final plat approval which are stated on pages 7 through 10 of the Department’s April 30, 1998 report to the Hearing Examiner (exhibit no. 2); EXCEPT for these changes in the Department’s recommendation that were entered at the hearing:

A. Recreation. Recommended condition no. 13, as stated in the Department’s preliminary report (exhibit no. 2), requires a fee-in-lieu of recreation space to be paid by

the Applicant to King County. In its revised recommendation (see exhibit no. 17) the Department adds the option of providing suitable on-site recreation space, to be appropriately developed for neighborhood use, requiring an over-all conceptual recreation plan to be submitted with engineering plans, a detailed recreation plan (with specifications) and a performance bond for recreation improvements.

B. Homeowners association. The proposed plat contains wetlands and buffers to be preserved, as well as a neighborhood play space or “tot lot.” The Department recommends that a homeowners association or other workable organization be established to the satisfaction of the Department in order to provide for the ownership and continued maintenance of the recreation and/or open space area. The Applicant has not yet proposed a homeowners association. To satisfy ownership requirements, the Applicant proposes that each lot owner hold a joint undivided 1/23 ownership in the common areas.

C. Sensitive area tracts and buffers. In addition to the seasonal clearing restrictions and heron habitat protection area recommended by the Department (recommended conditions 14a and 14b on page 10 of the Department’s report), DDES now also recommends standard format “restrictions for sensitive area tracts and sensitive areas and buffers,” a notation to be shown on the final engineering plan and on the finally recorded plat. See exhibit no. 16.

5. **Applicant’s position.** The Applicant accepts the Department’s recommendation as described in finding no. 4, preceding, EXCEPT for the following:

A. Homeowners association. Although the Applicant does not object to the Department’s recommendation to create a homeowners association, the Applicant has not withdrawn its proposal to have the individual residential lot owners hold joint undivided ownership in common areas.

B. Mitigated Payment System fee reduction. The Applicant asks that off-site improvements to NE 195th Street be credited to the Applicant’s MPS fees due. The Department opposes this request, observing that NE 195th Street is not on the MPS project list. See also finding no. 6B, below.

6. **Neighborhood concerns.** Three neighboring property owners variously stated the following concerns:

A. Drainage. An owner of property located immediately north of the subject property expresses concern regarding the adequate conveyance of storm water which is present conveyed across the subject property. An 8-inch diameter underground pipe extends southward from NE 195th Street to the general vicinity of proposed wetland tract D. The Department’s recommendations require that the Applicant evaluate the upstream basin in order to determine the appropriate size of a required replacement of that pipe. It is assumed that the pipe size will be increased in order to prevent back-flooding north of the subject property.

The Department believes that compliance with current regulations in the King county Drainage Manual will satisfactorily address potential impacts from the proposed subdivision. The Drainage Manual detention and release standards are significantly more

rigorous today than when most of the Kenmore and Swamp Creek drainage basin were initially developed. The storm drainage systems will be sized to match the 2-year and 10-year storm events, plus a thirty percent factor of safety. In addition, storm water quality controls are also required. See, particularly, recommended final plat approval conditions 7A through 7G.

B. Street improvements. These street improvement issues have arisen:

- The Applicant will be required to provide County standard cross section improvements along the frontage of the proposed development. In addition, the Applicant will be required to provide an 8-foot-wide gravel shoulder eastward from the subject property along NE 195th Street to its intersection with 80th Avenue NE. Some neighboring property owners suggest that County standard urban improvement, including a sidewalk, should be developed all the way to the NE 195th Street/80th Avenue NE corner.
- At the NE 195th Street intersection with 80th Avenue NE, a neighboring property owner testified that insufficient turning radius is available. The Department's engineer suggests the problem may be either inadequate sight distance or insufficient turning radius. In either event, the Department agrees that the Applicant's engineer should be required to evaluate the problem and to design necessary repairs if they are required by the Department.
- The Applicant does not object to the NE 195th Street/80th Avenue NE intersection evaluation. However, the Applicant asks for the expense of off-site improvements to be deducted from any MPS fees due. However, neither NE 195th Street nor 80th Avenue NE are MPS projects. Consequently, the Department, citing MPS regulatory code, opposes that request.

With 23 proposed single family residential units, the Institute of Traffic Engineers (ITE) rule of thumb (based upon actual subdivisions studied) suggests the proposed development will generate 230 vehicle trips per day (including school buses, delivery trucks, mail delivery, and so on). Further, the ITE standards suggest that during the peak traffic hour, 23 vehicles may be expected to ingress/egress the subdivision. Although the Department has determined that the existing arterial system will accommodate the increased traffic volume generated by this proposal, it is also clear that local streets will experience increased traffic levels. Where inadequacies in local streets create traffic conflicts, the proposed development may be expected to increase the number of such conflict occurrences. This is the concern with respect to the NE 195th Street/80th Avenue NE intersection conflict potential.

C. Land use. Some neighboring property owners are concerned about the increased density that the proposed development will introduce to the neighborhood. Although the proposed development is consistent with community planning and zoning standards, the existing background residential density is lower than proposed for Nelson Gardens. The immediate neighborhood consists of single family homes to the west, single family homes and some vacant land to the north, a single family home on a large lot to the east, and vacant land to the south. In addition to the land use implications, these neighboring property owners also express concern regarding the impact upon nearby roadways as a result of the increasing density. They observe that if every

subdivision, or nearly every subdivision, generates fewer than 30 peak hour vehicle trips per day, then no traffic reports are required and the neighborhood may be built out at the R6 and R8 densities without any traffic analysis at all. The Department responds to this concern by noting that every developer is required to provide street frontage improvements and that every developer is required to contribute to the local MPS zone.

Finally, a neighboring property owner expresses a concern that these relatively small lots might be developed with disproportionately large houses.

D. Recreation. Neighboring property owners express concern regarding the adequacy of both off-site and on-site recreation provisions. They also observe an error in the Department's preliminary report. The error suggests that the nearest passive recreation space is approximately one mile closer than it actually is.

The Applicant proposes to meet its recreation space obligation (pursuant to KCC 21A.14) by providing a small recreation lot within the subdivision that will be improved consistent with standards set by the King County Parks Division. For that portion of the Applicant's obligation which will not be satisfied by the small recreation lot, the Applicant will be required to pay a "fee-in-lieu" of recreation space to the King County Parks Division consistent with KCC 21A.14.185.

E. Environment. Some neighboring property owners express concern regarding the adequacy of small animal and bird habitat, particularly with respect to the width of wetland buffers. The site contains a 224 square foot, class 3 wetland which will be filled. In addition, however, the proposed development will occur in the vicinity of 12,381 square feet of class 2 wetland and 2,690 square feet of class 3 wetland—all of which will be preserved together with 50-foot wide buffers.¹

F. Fees. The subject property is due to incorporation within the new city of Kenmore. Neighboring property owners express concern regarding whether the new city of Kenmore would appropriately benefit from MPS transportation and recreation mitigation fees due. The Examiner takes notice that these matters are usually resolved through interlocal agreement between King County and the incorporating city; and, further, that such interlocal agreements typically allow for transmittal of those fee amounts which correspond to MPS projects within the new city which will be completed by the new city (or by the County under contract to the new city). Other arrangements may be negotiated by the legislative bodies of the respective jurisdictions. The point is this: Such matters are indeed addressed appropriately, but not by this Office at this time.

7. Except as noted above, the facts and analysis contained in the Land Use Services Division preliminary report for the April 30, 1998 public hearing on file no. L97P0032 are correct and are incorporated here by reference. A copy of the Land Use Services Division report will be attached to those copies of the Examiner's report which are submitted to the Metropolitan King County Council.

CONCLUSIONS:

1. The concerns of neighboring property owners regarding surface water drainage, wetlands, habitat, and street improvements are not only well intentioned but also well placed. For that reason, recommended

¹ Buffer width may be averaged and buffer width in the vicinity of the class 3 wetland may be somewhat less.

condition nos. 5, 8A through 8F, 9 and 10 (regarding streets), recommended condition nos. 7A through 7G (regarding surface water drainage), and recommended condition nos. 12, 15A and 15B (regarding wetlands and habitat) should be adopted, implemented and rigorously enforced.

2. The recommendation which follows below is made in full confidence that the respective legislative bodies and executives of Kenmore and King County will effect an interlocal agreement which appropriately addresses the final disposition of recreation fees and MPS transportation fees.
3. Based upon the whole record, and according substantial weight to the determination of environmental significance made by the Land Use Services Division, it is concluded that approval of this subdivision as recommended below would not constitute a major action significantly affecting the quality of the environment. All evidence of environmental impact relating to the proposed action and reasonable alternatives to the proposed action have been included in the review and consideration of this action.
4. If approved subject to the conditions recommended below, the proposed subdivision will comply with the goals and objectives of the Comprehensive Plan, Subdivision and Zoning Codes, and other official land use controls and policies of King County.
5. If approved subject to the conditions recommended below, this proposed subdivision will make appropriate provision for the public health, safety and general welfare and for drainage ways, streets, other public ways, water supply, and sanitary wastes; and it will serve the public use and interest.
6. The conditions recommended in the Land Use Services Division's Preliminary Report as amended below are in the public interest and are reasonable requirements.

DECISION:

It is recommended that the subject subdivision, revised on December 8, 1997, be granted preliminary approval subject to the following conditions of final approval:

1. Compliance with all platting provisions of Title 19 of the King County Code.
2. All persons having an ownership interest in the subject property shall sign on the face of the final plat a dedication that includes the language set forth in King County Council Motion No. 5952.
3. The plat shall meet the base density (and minimum density) of the R8 zone classification. All lots shall meet the minimum dimensional requirements of the R8 zone classification or shall be as shown on the face of the approved preliminary plat, whichever is larger. Minor revisions to the plat that do not result in substantial changes may be approved at the discretion of the Department of Development and Environmental Services.
4. The applicant must obtain final approval from the King County Health Department.
5. All construction and upgrading of public and private roads shall be done in accordance with the King County Road Standards established and adopted by Ordinance No. 11187, as amended.
6. The applicant must obtain the approval of the King County Fire Protection Engineer for the adequacy of the fire hydrant, water main, and fire flow standards of Chapter 17.08 of the King County Code. If all

lots are 35,000 square feet in size or more, or if the subdivision is outside an Urban Growth Area and is developed at a density no greater than one residential building lot per five (5) acres, or a cluster development outside an Urban Growth Area with lots under 35,000 square feet in size and offsetting permanent open space and is developed at a density no greater than one residential building lot per five (5) acres, the subdivision is exempt per KCC 17.08.030.

7. Final plat approval shall require full compliance with drainage provisions set forth in King County Code 9.04. Compliance may result in reducing the number and/or location of lots as shown on the preliminary approved plat. Preliminary review has identified the following conditions of approval which represent portions of the drainage requirements. All other applicable requirements in KCC 9.04 and the Surface Water Design Manual (SWDM) must also be satisfied during engineering and final review.

A. Drainage plans and analysis shall comply with the 1990 King County Surface Water Design Manual and applicable updates adopted by King County. DDES approval of the drainage and roadway plans is required prior to any construction.

B. Current standard plan notes and ESC notes, as established by DDES Engineering Review, shall be shown on the engineering plans.

C. The following note shall be shown on the final recorded plat:

"All building downspouts, footing drains, and drains from all impervious surfaces such as patios and driveways shall be connected to the permanent storm drain outlet as shown on the approved construction drawings # _____ on file with DDES and/or the Department of Public Works. This plan shall be submitted with the application of any building permit. All connections of the drains must be constructed and approved prior to the final building inspection approval. For those lots that are designated for individual lot infiltration systems, the systems shall be constructed at the time of the building permit and shall comply with plans on file."

D. Core Requirement No. 1: Discharge at the Natural Location:

The applicant proposes three detention facilities designed for discharge of stormwater into existing wetlands at the natural downstream location. A small sub-basin is also located in the southwest portion of the site. For this sub-basin and other areas within the site where soil conditions are favorable, the final drainage plans shall evaluate methods for roof drain infiltration or dispersion as specified in Section 4.5 of the drainage design manual.

E. Core Requirement No. 3: Runoff Control:

Stormwater runoff control shall be provided using standard detention design criteria outlined in the drainage manual. Biofiltration of stormwater is also required for water quality enhancement unless otherwise approved by a drainage variance application. The proposed drainage tracts may require increased size to accommodate the required detention storage volumes and water quality facilities. The runoff control facilities shall be located in a separate tract and dedicated to King County. Proposed Tract I shall be revised on the final plans to assure that the access road serving the detention pond is located within the County-owned tract.

F. Special Requirement No. 5: Special Water Quality Controls:

The final drainage plans and analysis shall evaluate the threshold requirements in the SWM Manual and determine if a wet pond is required.

G. Special Requirement No. 9: Delineation of Flood plain:

Several wetlands are located within the site; therefore, the 100-year flood plain boundaries shall be delineated on the site improvements plans in accordance with the design requirements of the drainage manual.

8. The proposed subdivision shall comply with the 1993 King County Road Standards (KCRS) including the following requirements:

A. NE 195th Street shall be improved as an urban subcollector along the frontage of the property, including a 14-foot lane on the south half with curb, gutter, and sidewalk. The north side of the road shall have an 11-foot lane. The existing shoulder and ditch on the north side shall remain or be reconstructed to at least its original condition. Appropriate pavement tapers shall be provided at both ends of the frontage improvements, and a gravel shoulder shall be provided which extends to 80th Avenue NE. The roadway along the frontage shall be improved to provide a minimum stopping sight distance of 200 feet for a sub-collector roadway. The road centerline may be offset within the right-of-way to provide the best transition to the existing pavement. (See Attachment 2 for preliminary road design.)

B. Tracts A, E, and G shall be designed as private access tracts serving a maximum of six lots for each tract. The serving lots shall have undivided ownership of the tract and be responsible for its maintenance. Improvements shall conform to KCRS 2.03 for urban minor access roads which include 22 feet of paving. The minimum tract width shall be 26 feet with a maximum length of 150 feet. Lot 17 shall access directly onto NE 195th Street in order to meet the six-lot limit.

C. Street B shall be improved as an urban minor access street.

D. The proposed road improvements shall address the requirements for road surfacing outlined in KCRS Chapter 4. As noted in Section 4.01F, full-width pavement overlay is required where widening existing asphalt.

E. As required by KCRS 5.03, street trees should be included in the design of all road improvements.

F. Modifications to the above road conditions may be considered by King County pursuant to the variance procedures in KCRS 1.08.

9. All utilities within proposed rights-of-way must be included within a franchise approved by the King County Council prior to final plat recording.

10. The applicant or subsequent owner shall comply with King County Code 14.75, Mitigation Payment System (MPS), by paying the required MPS fee and administration fee as determined by the applicable

fee ordinance. The applicant has the option to either: (1) pay the MPS fee at final plat recording, or (2) pay the MPS fee at the time of building permit issuance. If the first option is chosen, the fee paid shall be the fee in effect at the time of plat application and a note shall be placed on the face of the plat that reads, "All fees required by King County Code 14.75, Mitigation Payment System (MPS), have been paid"; if the second option is chosen, the fee paid shall be the amount in effect as of the date of building permit application.

11. Lots within this subdivision are subject to King County Ordinance 21A.28, which imposed impact fees to fund school system improvements needed to serve new development. As a condition of final approval, fifty percent (50%) of the impact fees due for the plat shall be assessed and collected immediately prior to recording, using the fee schedules in effect when the plat received final approval. The balance of the assessed fee shall be allocated evenly to the dwelling units in the plat and shall be collected prior to building permit issuance.

12. The following note shall be shown on the final engineering plan and recorded plat:

**RESTRICTIONS FOR SENSITIVE AREA TRACTS AND SENSITIVE
AREAS AND BUFFERS**

Dedication of a sensitive area tract/sensitive area and buffer conveys to the public a beneficial interest in the land within the tract/sensitive area and buffer. This interest includes the preservation of native vegetation for all purposes that benefit the public health, safety and welfare, including control of surface water and erosion, maintenance of slope stability, and protection of plant and animal habitat. The sensitive area tract/sensitive area and buffer imposes upon all present and future owners and occupiers of the land subject to the tract/sensitive area and buffer the obligation, enforceable on behalf of the public by King County, to leave undisturbed all trees and other vegetation within the tract/sensitive area and buffer. The vegetation within the tract/sensitive area and buffer may not be cut, pruned, covered by fill, removed or damaged without approval in writing from the King County Department of Development and Environmental Services or its successor agency, unless otherwise provided by law.

The common boundary between the tract/sensitive area and buffer and the area of development activity must be marked or otherwise flagged to the satisfaction of King County prior to any clearing, grading, building construction or other development activity on a lot subject to the sensitive area tract/sensitive area and buffer. The required marking or flagging shall remain in place until all development proposal activities in the vicinity of the sensitive area are completed.

No building foundations are allowed beyond the required 15-foot building setback line, unless otherwise provided by law.

13. The proposed subdivision shall comply with the Sensitive Areas Ordinance as outlined in KCC 21A.24. A mitigation plan shall be submitted for review and approval with the engineering plans, to compensate for the wetland filled by road construction. Bonding and monitoring will also be required. Permanent survey marking, and signs as specified in KCC 21A.24.160 shall also be addressed prior to commencing construction activities on the site.

14. The recreation space requirements may be satisfied with a combination of on-site facilities and

payment of fees-in-lieu. A fee-in-lieu of recreation space shall be paid by the applicant to King County. The amount of the fee shall be determined by the King County Parks Division, consistent with the provisions of KCC 21A.14.185. Suitable on-site recreation space shall be provided consistent with the requirements of KCC 21A.14.180 and KCC 21A.14.190 (i.e. sport court(s), children's play equipment, picnic table(s), benches, Etc.)

A. An overall conceptual recreation space plan shall be submitted for review and approval by DDES, with the submittal of the engineering plans. This plan shall include location, area calculations, dimensions, and general improvements. The approved engineering plans shall be consistent with the overall conceptual plan.

B. A detailed recreation space plan (i.e., landscape specs, equipment specs, etc.) consistent with the overall conceptual plan, as detailed in item A, shall be submitted for review and approval by DDES and King County Parks prior to or concurrent with the submittal of the final plat documents.

C. A performance bond for recreation space improvements shall be posted prior to recording of the plat.

15. The following conditions shall apply to implement the P-suffix conditions to this property, as summarized below:

A. Seasonal Clearing Restrictions (KCC 16.82.150D): Clearing and grading shall not be permitted between October 1 and March 31, unless it can be shown that silt-laden runoff exceeding standards in the King County Surface Water Design Manual will be prevented from leaving the construction site. Certain activities may be exempt from this restriction (e.g., landscaping of single-family residences, emergencies, connection or maintenance of utilities).

B. Heron Habitat Protection Area (SO-200): The 100-year flood plain of Swamp Creek must be placed in a Sensitive Areas Tract to be dedicated to the homeowner's association. An additional 50-foot buffer on each side of the required sensitive area buffers is required along the tributary to Swamp Creek upstream of 192nd Avenue within the Swamp Creek Heron Habitat area. This additional 50-foot buffer area must be planted with dense native plant materials. A planting plan will be required for the additional buffer area, with bonding and monitoring, to be submitted for review and approval with the engineering plans. King County may also require portions of the Sensitive Areas Tract outside of the additional buffer area to be replanted.

16. A homeowner's association or other workable organization that provides for continued maintenance of the recreation areas and open space areas (regulated environmentally sensitive areas and buffers) shall be established to the satisfaction of DDES. The Applicant's proposed approach of providing for the ownership of such areas by granting each lot "joint undivided 1/23 ownership" of recreational and open space land within the subdivision is accepted.

ORDERED this 8th day of May, 1998.

R. S. Titus, Deputy
King County Hearing Examiner

TRANSMITTED this 8th day of May, 1998, to the parties and interested persons shown on the attached list.

NOTICE OF RIGHT TO APPEAL

In order to appeal the decision of the Examiner, written notice of appeal must be filed with the Clerk of the King County Council with a fee of \$125.00 (check payable to King County Office of Finance) **on or before May 22, 1998**. If a notice of appeal is filed, the original and six (6) copies of a written appeal statement specifying the basis for the appeal and argument in support of the appeal must be filed with the Clerk of the King County Council **on or before May 29, 1998**. Appeal statements may refer only to facts contained in the hearing record; new facts may not be presented on appeal.

Filing requires actual delivery to the Office of the Clerk of the Council, Room 403, King County Courthouse, prior to the close of business (4:30 p.m.) on the date due. Prior mailing is not sufficient if actual receipt by the Clerk does not occur within the applicable time period. The Examiner does not have authority to extend the time period unless the Office of the Clerk is not open on the specified closing date, in which event delivery prior to the close of business on the next business day is sufficient to meet the filing requirement.

If a written notice of appeal and filing fee are not filed within fourteen (14) calendar days of the date of this report, or if a written appeal statement and argument are not filed within twenty-one (21) calendar days of the date of this report, the decision of the hearing examiner contained herein shall be the final decision of King County without the need for further action by the Council.

MINUTES OF THE JANUARY 27, 1998 PUBLIC HEARING ON DEPARTMENT OF DEVELOPMENT AND ENVIRONMENTAL SERVICES FILE NO. L97P0032 –NELSON GARDENS:

R. S. Titus was the Hearing Examiner in this proceeding. Participating at the hearing were Keri Akers, Peter Dye, Aileen McManus, Craig Krueger, Martha Clatterbaugh, and James Allender.

The following exhibits were offered and entered into the hearing record:

- Exhibit No. 1 Department of Development and Environmental Services File No. L97P0032
- Exhibit No. 2 Department of Development and Environmental Services preliminary report dated April 30, 1998
- Exhibit No. 3 Application dated August 15, 1997
- Exhibit No. 4 Environmental checklist dated August 15, 1997
- Exhibit No. 5 Declaration of Nonsignificance dated February 10, 1998
- Exhibit No. 6 Affidavit of Posting indicating September 26, 1997
- Exhibit No. 7 Plat map dated December 8, 1997
- Exhibit No. 8 Land use map – Kroll Map page 401E
- Exhibit No. 9 Assessors maps NE 1-26-4
- Exhibit No. 10 Level One Downstream Analysis (revised) dated December 8, 1997
- Exhibit No. 11 Sensitive Area Special Study, prepared December 5, 1997, received December 8, 1997
- Exhibit No. 12 Conceptual Road Improvement Plan dated December 8, 1997
- Exhibit No. 13 Wetland and Buffer Mitigation Plan, dated December 8, 1997
- Exhibit No. 14 Conceptual Road Improvement Plan dated April 30, 1998
- Exhibit No. 15 Preliminary utility plan
- Exhibit No. 16 Memorandum dated April 23, 1998, from Keri Akers to Packard, Crosby and Krueger
- Exhibit No. 17 Recommended revisions to staff report

RST:vam

Attachment

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